

REQUEST FOR PROPOSALS

Measurement and Evaluation of State and Local Housing Supply Reforms



INFRASTRUCTURE



Overview

Arnold Ventures (AV) is a philanthropy dedicated to improving the lives of all Americans through evidence-based solutions that maximize opportunity and minimize injustice.

The Infrastructure team has been investing in efforts to build better, faster, and lower- cost infrastructure with a focus on housing, energy, and transportation. Our housing team is working to make housing more affordable by investing in evidence-based policies that make it easier and more cost-effective to build diverse types of housing (e.g., reforms to zoning or building code intended to legalize accessory dwelling units [ADUs], duplexes, or apartments).

ELIGIBLE PROJECTS AND TOPIC AREAS OF INTEREST

This Request for Proposals (RFP) from AV’s Infrastructure team seeks letters of interest (LOI) to measure or evaluate the impact of recent state and local policy reforms that legalize or encourage new housing supply. Study outcomes can include early-stage responses to the policy reforms (e.g., land transactions or entitlements), housing production (e.g., new construction, adaptation and renovation of an existing structure, characteristics of new structures), and housing market outcomes (e.g., property values or rental prices of new and existing units).

This RFP focuses exclusively on the measurement and evaluation of housing supply policies at the state or local level. For researchers with projects on federal policies, mortgage markets, demand-side policies such as rental assistance and tenant protections, or any other housing-related policies, please consider applying to the [Building Evidence RFP](#).

RFP Timeline

| STAGE OF APPLICATION PROCESS | DATE |
|---|------------------------|
| Deadline to receive letters of interest (LOI) | March 27, 2026 |
| Notification if invited to submit a full proposal | April 24, 2026 |
| Deadline for invited applicants to submit full proposal | June 19, 2026 |
| Notification if selected for award | August 7, 2026* |

**Proposals over \$500,000 may require additional time for approval.*

Selection Criterion

STUDY CONTRIBUTION

We are looking for:

- Brief description of the policy being evaluated, the research question(s) for the evaluation, and the outcome(s) of interest. More specifically:
 - › Clear articulation of the study’s contribution. We encourage proposals to study the causal impact of policy reforms, as well as to conduct high-quality descriptive studies of policy outcomes.

- › Studies proposing to evaluate the causal impact of policy reforms should include an overview of the research design, including the proposed estimation strategy, articulation of why the design was selected, plans to address threats to validity, necessary robustness checks, and sample sizes for the outcome(s) of interest. The main contribution of these studies should be a causal estimate of the impact of a policy reform on new and existing housing supply and other outcome(s) of interest.
- High-quality descriptive studies should identify and use creative data sources to measure outcomes that are directly targeted by policy changes (e.g., number of ADUs built, time between application and approval, or applications for projects in transit corridors). Descriptive studies can focus on documenting the presence or absence of a correlation between policy changes and the outcomes targeted by those changes. Data and measurement innovations can be the main contribution of these high-quality descriptive studies.

STUDY FEASIBILITY

What we are looking for:

- Discussion of whether enough time has passed since the policy reform was implemented, and which outcomes can be measured and evaluated adequately.
- Data sources and plans to secure data sharing agreements (preferably using administrative data, wherever feasible)
- Study timeline that outlines key steps in the project

(Note: formal agreements are not necessary for the LOI, but will be required for full proposals)

How to Apply:

We ask interested applicants to submit an LOI for AV consideration (maximum of 5 pages) via our [applicant portal](#). This RFP will remain open until **March 27, 2026**, and all LOIs must be submitted by that date. Applicants may use their own format, with single or double spacing, an 11-point font or larger, and one-inch margins. In addition to the LOI, please also share the following under the Optional Upload for Supporting Documents section on the portal (this will not count towards the LOI page limit):

- Study team overview: Outline the project team in 1-2 pages, including an overview of roles and responsibilities for key project members, and include brief biographies for all key project team members. You will be asked to upload brief (1-3 pages) CVs of key members of the study team to the portal.
- Budget request summary: Applicants should specify the amount of funding requested from AV, reflecting the project timeline and the study scope, and include an approximate project budget that is consistent with AV's [Indirect Cost Policy](#). While a formal budget is not required at this stage, applicants should provide details on the anticipated drivers of project costs (e.g., personnel time, data acquisition, travel, and administrative costs).

The Infrastructure Team at AV oversees this RFP.

All qualified applicants will be considered without regard to race, color, religion, national origin, age, sex, gender identity or expression, marital status, sexual orientation, disability, military/veteran status, or any other characteristic protected by applicable law.

Frequently Asked Questions

- **Is funding available to cover programmatic costs?**

- › Generally, AV funding supports evaluation-related expenses such as research management, sample recruitment, data collection, data analysis, support to programs for research and data costs, etc. In a limited number of cases, budgets may include a nominal amount of funding for programmatic costs that are necessary to enable a sufficiently sized evaluation to go forward — for example, if additional program staff are needed to administer the program as part of the study. We are more open to considering programmatic support for interventions with a greater existing body of evidence.
- › If you would like to discuss a question about the budget for your application, please reach out to our team at housingRFP@arnoldventures.org.

- **Can we submit multiple LOIs?**

- › Yes, we welcome multiple research ideas. Please submit a separate LOI for each distinct project.

- **Can I submit a proposal to this RFP and the Evidence & Evaluation Team's [Building Evidence RFP](#)?**

- › We ask that the same study not be submitted to both RFPs. As described above, this RFP focuses exclusively on measurement and evaluation of housing supply policies at the state or local level. For researchers with projects on federal policies, mortgage markets, demand-side policies, such as rental assistance and tenant protections, or any other housing-related policies, please apply to the [Building Evidence RFP](#). If you have questions about the appropriate RFP, please contact us at housingRFP@arnoldventures.org.

- **How long does your application process take from start to finish?**

- › This varies from project to project. From receipt of LOI to the execution of a grant agreement, our process typically takes around 6 months.

- **Do I have to pre-register my study on the Open Science Framework? Can I use another platform, such as the American Economic Association or ICPSR pre-registry?**

- › We are committed to prioritizing principles of open science to encourage research transparency and accessibility. Our team requires all grantees using quasi-experimental methods to pre-register studies on the Open Science Framework, but if you feel there is a compelling reason to use a different pre-registry, we'd be happy to discuss it.

- **Can I meet with your team to discuss a potential research idea?**

- › Unfortunately, due to the number of inquiries we receive, our team is unable to schedule a call or provide individual feedback at the LOI stage.

- **Do you fund studies outside the United States?**

- › We only fund studies that focus on U.S. programs, policies, and interventions.

- **Do my references/citations count as part of the 3-page limit?**

- › No, references/citations do not count as part of the 3-page limit.

- **Is there a maximum budget?**

- › There is no set maximum budget. We expect project costs to vary based on the complexity of the study, data collection methods, and overall scope of work. Budgets should be well-justified and aligned with the project's goals and design. Reviewers will assess the proposed budget closely as part of the evaluation process. As a general reference, studies previously funded by AV have typically ranged from \$200,000 to \$400,000.



- **Is there a maximum period of performance?**

- › There are no limits on period of performance, and we expect study duration to vary from project to project. The average period of performance for studies funded by AV is about 2-4 years and have ranged from less than a year to over 10 years.

- **What should be included in the budget?**

- › You should specify the amount of funding requested from AV, reflecting the project timeline and the study scope, along with a brief budget narrative. The budget should include the anticipated drivers of project costs (e.g., personnel time, data acquisition, travel, and administrative costs), and indirect costs that are consistent with AV's cost policy (linked in the RFP). If we invite a full proposal, we will share a detailed budget template.

- **Are for-profit institutions eligible to apply?**

- › Yes, for-profit institutions are eligible for funding, though reporting requirements may differ if a grant is awarded.

Please direct other questions about the selection criteria or application process to housingRFP@arnoldventures.org.

STATEMENT ON COMMITMENT TO ASSESSING IMPACT ON ALL COMMUNITIES

AV's mission includes maximizing opportunity and minimizing injustice. We encourage research projects that use inclusive research methods and frameworks, including assessments of whether policy and practice have a disproportionate impact on particular communities, whenever appropriate and possible.

STATEMENT ON COMMITMENT TO TRANSPARENCY AND RESEARCH INTEGRITY

AV is committed to the principles of research transparency and integrity, as explained in our [Guidelines for Investment in Research](#). We will ask grantees to make their datasets and related materials (e.g., de-identified data, programming/code, and output) publicly available if permitted through data sharing agreements. In addition, we will ask awardees using quasi-experimental methods to pre-register the study on the Open Science Framework website as a condition of any grant award. Prior to the commencement of the study, we will ask grantees to make public a copy of the research and analysis plan described in the proposal.

[Arnold Ventures](#) is a philanthropy that supports research to understand the root causes of America's most persistent and pressing problems, as well as evidence-based solutions to address them. By focusing on systemic change and bipartisan policy reforms, AV works to improve the lives of American families, strengthen communities, and promote economic opportunity.